

State Capitol Committee

October 6, 2016

Master Plan & Campus Predesign

Purpose: Information

The purpose of this agenda item is to present to the State Capitol Committee (SCC) the consultant's, Schacht|Aslani Architectures, draft scenarios for development or redevelopment at State Capitol Campus opportunity sites. Lenore Miller, Enterprise Services Asset Manager will lead the agenda item and Schacht|Aslani Architectures will present the development scenarios.

Background

In the 2015-2017 Capital Budget, the Legislature funded the two planning projects listed below with the following legislative provisos:

[State Capitol Master Plan – Proviso \(Section 1101\)](#)

- Identify potential development sites and infrastructure that may be needed for further development.

[Capitol Campus Predesign – Proviso \(Section 1100\)](#)

- Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
- The predesign must identify potential tenants, project costs and schedules.

In late April, Enterprise Services issued a notice to proceed to the firm of Schacht|Aslani to provide the planning services for these two planning projects. The key deliverable is an abbreviated predesign that provides development or redevelopment plans for each site that meet the proviso requirements.

Since the June 16, 2016 SCC meeting, the consultant Schacht|Aslani Architects completed:

- Discovery phase and initial program assessment along with preliminary site analysis.
- Multiple development/redevelopment scenarios for the sites.
- Identify opportunities and challenges for each site.

The extended project team, including DES planners, Office of Financial Management, and House and Senate administrators, reviewed and provided feedback on the consultant's draft findings and recommendations.

On September 15, 2016 draft development scenarios were presented to the Capitol Campus Design Advisory Committee (CCDAC). An evening public meeting was held the same day to present information and seek feedback.

At the October 6 SCC meeting, the updated development scenarios will be presented to SCC along with CCDAC's advise and public feedback.

DES is seeking SCC's feedback on the draft development scenarios so that the final report for the development sites can be completed.

Next Steps

To complete the abbreviated predesign and site development plans:

- Schacht|Aslani Architects will finalize the development scenarios and the abbreviated predesign report in mid-November.
- The final report will be presented to SCC at the December 8, 2016 SCC meeting.
- The final report will be submitted to the legislative fiscal committees in December, 2016.